

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION

Regular meeting, Tuesday, January 3, 2006, 7:30 p.m.
or upon completion of Inland Wetland Agency meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes 12/19/05

Scheduled Business

- 7:35 p.m. **Zoning Agent's Report**
 A. Monthly Activity Update
 B. Enforcement Report
 C. Other

Old Business

1. Subdivision application, Hodrinsky subdivision, 2 lots off Mulberry Rd., immediately west of Rt. 89, J.&S. Hodrinsky, o/a, file 1237 – MAD 1/9/06
2. Proposed Aquifer Protection Area regulations and associated Zoning Map revision, file 907-26
3. Review of draft Fenton River Aquatic Habitat Study – Report from Dir. of Planning
4. 2006-07 Budget – Report from Director of Planning
5. Proposed revisions to Article III of the Zoning Regulations, regarding subdivision moratorium extension; new moratorium on rezonings to DMR, PRD or ARH in southern Mansfield, south of Pleasant Valley Rd., west of Mansfield City Rd. (Public Hearing scheduled for 1/17/06)
6. Plan of Conservation & Development, 2005 Update – (to be tabled, awaiting Town Council action)
7. Proposed PZC fee revisions – (to be tabled, awaiting staff report)
8. Other

New Business

1. New subdivision application, 1 lot on Forest Road (Nelson Brook Estate), C. Kueffner, o/a, file 1239
2. New special permit application, proposed efficiency unit at 98 Summit Road, D.&J. McChesney, o/a, file 1240
3. Request to extend filing deadline, Sunrise Estates subdivision, file 1214-2 – Memo from Dir. of Planning
4. Request to extend filing deadline, Baxter Road Estates, file 1229 –Memo from Dir. of Planning
5. Proposed Natchaug River Greenway designation – Memo from Dir. of Planning
6. Request to authorize storage shed at 192 Bonemill Road, file 1219 – Memo from Dir. of Planning

7. Modification request for chapel use at 1768 Storrs Rd., N. Smith, o/a, file 864-3 – Memo from Dir. of Planning
8. Request for extension of filing deadline and authorization to use a Letter of Credit for Aurora Estates subdivision, file 1230 – (bank data expected)
9. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Other

Communications and Bills

1. December, 2005 Update Newsletter, UConn Landfill Remediation Project
2. Winter, 2005 Technology Transfer article: "Parking: How Much is Enough?"
3. 12/8/05 Traffic Authority Minutes
4. Portions of Final Report on "Monitoring and Analysis of the Willimantic Reservoir and the Mansfield Hollow Lake Watershed"
5. Notice of 12/14/05 ZBA action
6. Other